

# MANORWOOD HOMES

## SELECT RANCH SERIES

### 2010 Standard Specifications

#### FLOOR CONSTRUCTION

- 2X10 Floor Joists 16" O.C.
- Double 2X10 Rim Joist
- 3/4" T&G OSB Floor Decking

#### EXTERIOR WALLS

- **2X6 Studs 16" O.C.**
- Double 2X6 Top Plates
- 8' Wall Height
- 7/16" Structural OSB Sheathing
- Whole House Wind Wrap
- Crane Vinyl Siding

#### INTERIOR WALLS

- 2X4 Interior Wall Studs 24" O.C.
- 2X4 Marriage Wall Studs 24" O.C. with 7/16" OSB Sheathing
- Primed 1/2" Smooth Drywall Throughout

#### ROOF AND CEILING

- 8' Flat Ceiling
- 5/12 Roof Pitch with 10" Nominal Fixed Eave Overhangs
- Pre-Engineered 40# Roof Trusses 24" O.C.
- 7/16" Structural OSB Roof Decking
- Double Felt Shingle Underlayment at Eaves
- Shingle Over Ridge Vent Ventilation
- Vented Vinyl Soffit
- Aluminum Fascia
- Aluminum Drip Edge on all Roof Edges
- Smooth Drywall Ceiling
- 30 Year Architectural Shingles
- 1 1/2" Rake Board Gable End Eaves

#### INSULATION

- Exterior Walls R-19 Fiberglass Batts
- Ceiling R-33 Blown Cellulose

#### EXTERIOR DOORS AND WINDOWS

- 36" 6-Panel Fiberglass Doors with Deadbolts & Composite Jambs (Front & Rear)
- DP50 Low-E Vinyl Insulated Single Hung Argon Filled White Windows with Picture Frame Trim
- 15" Raised Panel Shutter Front Door Side
- Keyed Alike Lock Sets
- Brushed Nickel Hardware

#### INTERIOR DOORS AND TRIM

- **6-Panel White Interior Doors w/Round Passage Sets and 3 Mortise Hinges**
- Privacy Locks on all Bedroom and Bath Doors
- Door Stops
- Deluxe White Wood Colonial Molding Package
- Wire Shelving all Closets
- Brushed Nickel Hardware

#### FLOOR COVERING

- Congoleum Vinyl Flooring (Kitchen, All Baths and Utility)
- **Denton 100% Continuous Filament** Nylon Carpet with Stain Protection
- 5# Rebond Carpet Pad

#### KITCHEN

- Certified Oak Classic Craft Cabinets – Wheat Stained Flat Panel Doors (Roman Arch Top – Square Bottom)
- **Dovetailed Drawers**
- **Square Edge Laminate Countertops**
- 8" Deep Stainless Steel Kitchen Sink

- **Huntington Brass Single Lever Brushed Nickel Faucet with Sprayer**
- Power Range Hood
- Brushed Nickel Cabinet Knobs
- 2 ½” Crown Moulding on Kitchen Overhead Cabinets
- Refrigerator Overhead Cabinet
- All Islands Optional as Shown on Prints
- **Optional Tip-Out Trays**

#### **BATHS**

- **Huntington Brass Single Lever Brushed Nickel Faucets**
- Anti-Scald Valves for Showers
- Bath Vanity to Match Kitchen Cabinets
- **Square Edge Laminate Countertops**
- Vitreous China Lavatories
- 1.6 Gallon Flush Elongated Toilets
- Lighted Exhaust Fans with Insulated Ducts – All Baths
- **2-Arm Light Fixture**
- 60” One Piece Fiberglass Tub/Shower

#### **PLUMBING**

- **PEX Water Lines Stubbed Through Floor**
- Schedule 40 PVC Drain, Waste and Vents Stubbed Through Floor
- Shut Off Valves for all Sinks, Lavatories and Water Closets

#### **ELECTRICAL**

- 200 AMP Electrical Service with 40/40 Panel Box
- 2 GFI Exterior Receptacles with In-Use Covers
- Coach Light at Front and Rear Door
- Premium Interior Light Package
- **Switched Receptacle in Bedrooms (Ceiling Lights Optional)**
- Smoke Detectors with Battery Back-up
- Wire for Electric Range with 4-Prong Receptacle
- Carbon Monoxide Detector(s)
- Brushed Nickel Light Fixtures
- Electric Doorbell at front door

**10 YEAR RESIDENTIAL WARRANTY  
GREEN/ENERGY STAR ® READY**

**Manorwood Homes are constructed to meet or exceed various state building codes.** Equipment, colors, material specifications, prices and model availability are subject to change without notice. Some exterior attachments as shown on elevations are materials required to be supplied locally or installed by others on site. Your purchase contract is with your builder/dealer who is an independent contractor, not our agent, and is responsible totally for any alterations, exchanges, additions or attachments made in or to your home. Customized floor plans are not available.

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